041.0	0001	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	878,400	/	878,400
USE VALUE:	878,400	/	878,400
ASSESSED:	878,400	/	878,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-56	EXETER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROWLEY WILLIAM & MARY JANE
Owner 2:	TRS/ 54 EXETER ST RLTY TRUST
Owner 3:	
Street 1:	77 GREENWOOD STREET
Street 2:	
Twn/City:	WAKEFIELD
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01880 Type:

PREVIOUS OWNER

Owner 1:	CROWLEY WILLIAM & MARY JANE -
Owner 2:	-
Street 1:	77 GREENWOOD STREET
Twn/City:	WAKEFIELD
St/Prov:	MA Cntry:
Postal:	01880

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2260 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	421,800	600	456,000	878,400
Total Card	0.115	421,800	600	456,000	878,400
Total Parcel	0.115	421,800	600	456,000	878,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.67 | /Parcel: 388.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27615
GIS Ref
GIS Ref
Insp Date 11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 041.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	421,900	600	5,000.	456,000	878,500	878,500	Year End Roll	12/18/2019
2019	104	FV	327,100	0	5,000.	484,500	811,600	811,600	Year End Roll	1/3/2019
2018	104	FV	327,100	0	5,000.	353,400	680,500	680,500	Year End Roll	12/20/2017
2017	104	FV	306,500	0	5,000.	307,800	614,300	614,300	Year End Roll	1/3/2017
2016	104	FV	306,500	0	5,000.	262,200	568,700	568,700	Year End	1/4/2016
2015	104	FV	272,500	0	5,000.	256,500	529,000	529,000	Year End Roll	12/11/2014
2014	104	FV	272,500	0	5,000.	210,900	483,400	483,400	Year End Roll	12/16/2013
2013	104	FV	283,800	0	5,000.	200,600	484,400	484,400		12/13/2012

!3382!

PRINT

Date	Time
12/10/20	18:39:05

LAST REV

Date	Time
04/26/19	08:33:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3382

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROWLEY WILLIAM	55388-49		9/16/2010	Convenience	1	No	No		
MAHONEY DONALD	29191-24		10/6/1998	Family	1	No	No		Y

USER DEFINED

Prior Id # 1:	27615
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	838	Porch	19,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
1/31/2009	Meas/Inspect	372	PATRIOT
3/28/2000	Inspected	264	PATRIOT
2/28/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11460173
Const Adj.:	0.98000199
Adj $ / SQ:	185.693
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611280
Depreciation:	189497
Depreciated Total:	421783

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

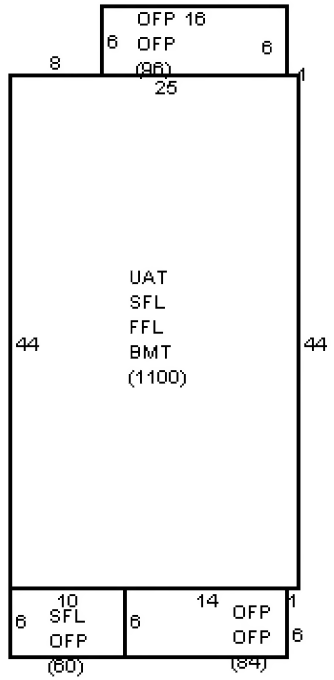
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	185.69
Special Features:	0	Val/Su Net:	104.02
Final Total:	421800	Val/Su SzAd	186.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,160	185.690	215,404
BMT	Basement	1,100	55.710	61,279
FFL	First Floor	1,100	185.690	204,262
OFP	Open Porch	420	20.020	8,408
UAT	Upper Attic	275	74.280	20,426

Net Sketched Area: 4,055 | Total: 509,779

Size Ad 2260 | Gross Are 4880 | FinArea 2260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

041.0-0001-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2010	4.85	T	7.2	104			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600

IMAGE

AssessPro Patriot Properties, Inc